

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Resolution, Delegation Request: DG 6-3-08, Young World Plat

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AMENDMENT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE (NVAL) ON THE PLAT KNOWN AS "YOUNG WORLD PLAT," AND PROVIDING AN EFFECTIVE DATE. (DG 6-3-08, Young World Plat)

REPORT IN BRIEF: The petitioner (Ruden McClosky) is requesting approval to amend non-vehicular access line openings on the recorded plat known as "Young World Plat." This plat was subdivided into three (3) parcels, but only parcel "B" pertains to this request. Currently on parcel "B" there are two (2) access openings on the western plat limit (parallel to University Drive) and three (3) access openings on the southern plat limit (parallel with Southwest 36th Street) of Parcel "B".

This request proposes the following amendments: 1. relocate a 100' access opening on the western plat limit and restricting said opening to right-in, right-out, and left-in only; 2. close an existing 50' access opening on the western plat limit that is restricted to right turns only; and 3. close the 60' opening on southern plat limit that is restricted to right turns only.

Approval of these requests would correct Nova Southeastern University's (NSU) platted openings with entrances to the academical village as illustrated on the master plan development. Staff finds that the proposed amendments are consistent with approved development projects on the plat

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification letter, Plat, Sketch & legal of existing NVAL opening, Sketch & legal of proposed NVAL opening, Future Land Use Map, and Zoning & Subject Site Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE (NVAL) ON THE PLAT KNOWN AS "YOUNG WORLD PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Young World Plat" was recorded in the public records of Broward County in Plat Book 124, Page 43; and,

WHEREAS, the owners desire to amend the Non-Vehicular Access Line (NVAL) associated with said plat; and

WHEREAS, the vehicular opening on the said plat must match the opening associated with master plan development (MSP 5-1-08, Nova Southeastern University); and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendments to the Non-Vehicular Access Line (NVAL) as illustrated on the plat known as "Young World Plat."

a. The subject site is described in attachments hereto and made a part hereof;

SECTION 2. This resolution shall be recorded in the Broward County public records.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.



200 EAST BROWARD BOULEVARD
SUITE 1500
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-6266
FAX: (954) 333-4266
CYNTHIA.PASCH@RUDEN.COM

June 16, 2008

JUSTIFICATION

Delegation Request to Amend the Nonvehicular Access on Parcel B of the Young World Plat (104-MP-83)

The Young World Plat ("Plat") is located on the east side of University Drive and north of S.W. 39th Street in the Town of Davie. The Plat was originally approved by the County Commission on May 7, 1985 and was recorded on August 21, 1985. This application pertains to three (3) of the approved openings in the Nonvehicular Access Line: (1) 100' opening along University Drive; (2) 50' opening on University Drive restricted to right turns only; and (3) 60' opening on Southwest 35th Street restricted to right turns only. The applicant is requesting that the Town Council and County Commission approve the following amendments to the above openings in order reflect the current Master Plan for the Nova Southeastern University campus.

1. Relocate the 100' opening to be located approximately 710" north of Southwest 36th Street and restrict said opening to right-in, right-out, and left in only;
2. Close the existing 50' opening on University Drive that is restricted to right turns only; and
3. Close the 60' opening on Southwest 35th Street which restricted to right turns only.

FTL:2736345:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

BOCA RATON • CARACAS • FT. LAUDERDALE • MIAMI • NAPLES • ORLANDO • PORT ST. LUCIE • SARASOTA • ST. PETERSBURG • TALLAHASSEE • TAMPA • WEST PALM BEACH

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 • FAX (954) 763-7615

SKETCH AND DESCRIPTION
PLATTED NON-VEHICULAR
ACCESS LINE
PARCEL "B", YOUNG WORLD
SHEET 1 OF 2 SHEETS

P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINATION

SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The West line of Parcel "B", YOUNG WORLD PLAT, according to the plat thereof, as recorded in Plat Book 124, Page 43, of the public records of Broward County, Florida, more fully described on Sheet 2 of 2 Sheets.

Said lands situate, lying and being
in the Town of Davie, Broward
County, Florida.

CERTIFICATION:

Certified Correct. Dated at
Fort Lauderdale, Florida, this
23rd day of June, 2008.

MCLAUGHLIN ENGINEERING COMPANY

GERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida

NOTES

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plot. The subject property was not so restricted for either easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plot (#24/43 B.C.R.) and assume the "largest" portion of the West line of said Parcel "B", as: North 15.09° 32' West.

FIELD BOOK NO. _____

JOB ORDER NO. U-4539

DRAWN BY: MMJ

CHECKED BY: CA



McLAUGHLIN ENGINEERING COMPANY

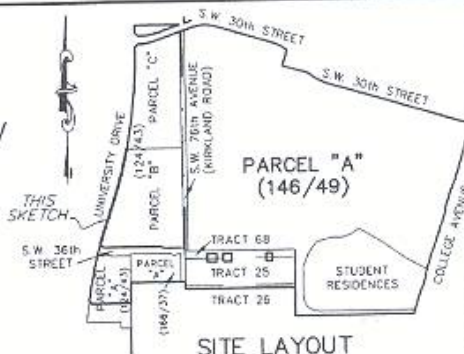
LB#285

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 • FAX (954) 763-7615

SCALE 1" = 200'

EXHIBIT "B"

SKETCH AND DESCRIPTION PLATTED NON-VEHICULAR ACCESS LINE PARCEL "B", YOUNG WORLD SHEET 2 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The West line of Parcel "B", YOUNG WORLD PLAT, according to the plat thereof, as recorded in Plat Book 124, Page 43, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the most Westerly Southwest corner of said Parcel "B", being the Point of Beginning (1) of a Non-Vehicular Access Line, being a point on a curve; thence Northerly on said Non-Vehicular Access line and on said curve to the right, whose radius point bears South 76°51'59" East, with a radius of 5,629.58 feet, a central angle of 02°46'05", an arc distance of 271.96 feet to a point of tangency; thence North 15°54'06" East, on said Non-Vehicular Access Line, a distance of 152.00 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 50 foot Access Opening (restricted to right turns only); thence continuing North 15°54'06" East, on said 50 foot Access Opening, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence continuing North 15°54'06" East, on said Non-Vehicular Access Line, a distance of 83.40 feet to a point of curve; thence Northerly on said Non-Vehicular Access Line and on said curve to the left, with a radius of 5,829.58 feet, a central angle of 03°21'54", an arc distance of 342.38 feet to the point of Termination (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 100 foot Access Opening; thence continuing Northerly on said 100 foot Access Opening and on said curve to the left, with a radius of 5,829.58 feet, a central angle of 00°58'58", an arc distance of 100.00 feet to the Point of Termination (4) of said 100 foot Access Opening and to the Point of Beginning (5) of a Non-Vehicular Access Line; thence continuing Northerly on said Non-Vehicular Access Line and on said curve to the left, with a radius of 5,829.58 feet, a central angle of 02°10'20", an arc distance of 221.00 feet to the Northwest corner of said Parcel "B" and to the Point of Termination (5) of the herein described West line of Parcel "B".

Said lands situate, lying and being in the Town of Davie, Broward County, Florida.

CERTIFICATION:

Certified Correct, Dated at Fort Lauderdale, Florida, this 23rd day of June, 2008.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (124/43 B.C.R.) and assume the tangent portion of the West line of said Parcel "B", as North 15°05'52" West.

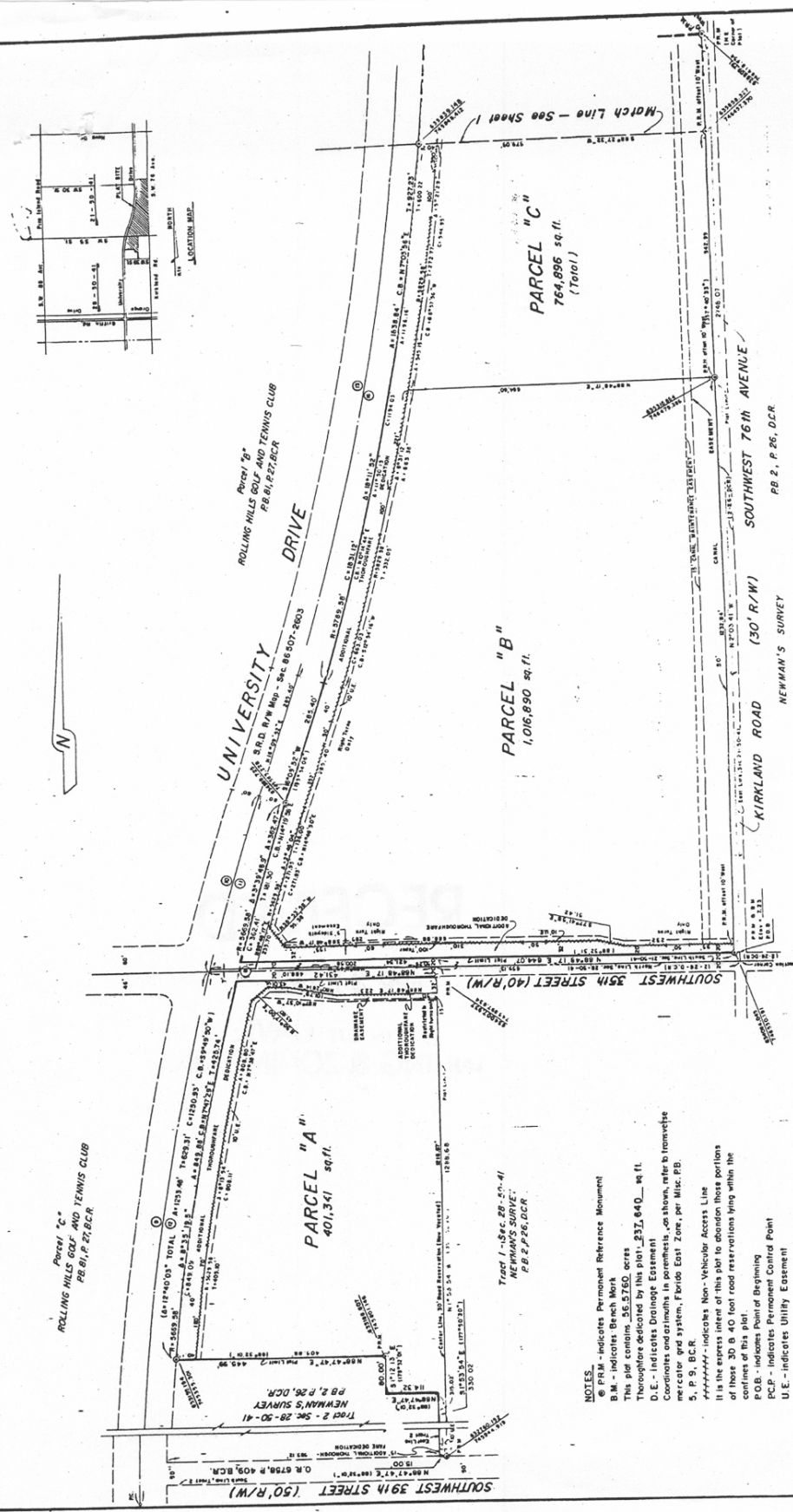
FIELD BOOK NO. _____

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DRAWN BY: JMMF _____

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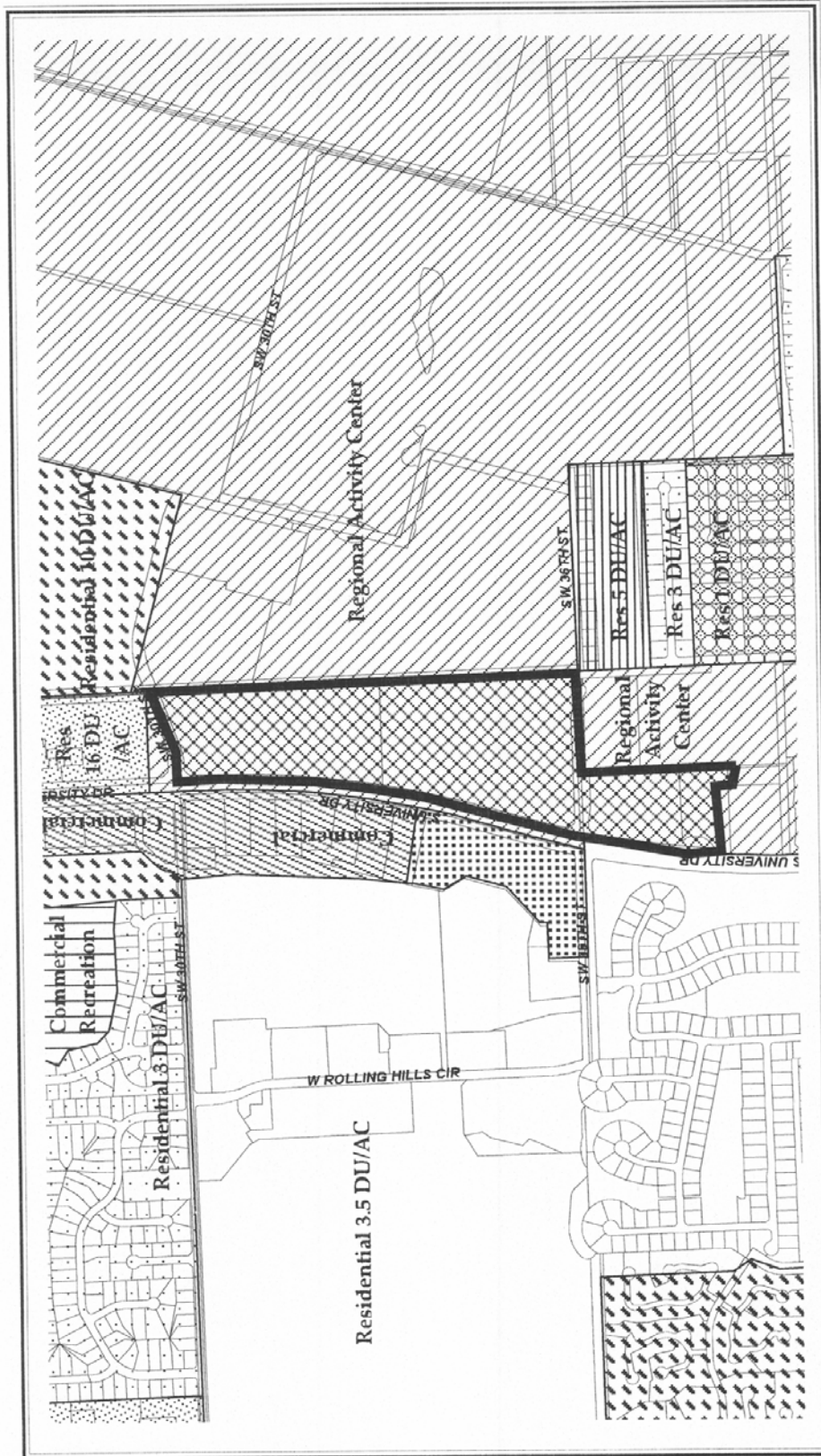
RESTRICTIVE NOTE: *2 Bedroom*
This plot is restricted to: 250 townhouses and 185,000 square feet of commercial, convenience stores, fast food restaurant and service garages are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impact.

YOUNG WORLD PLAY

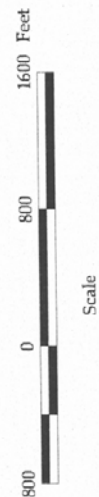
A RESURDIVISION OF PORTIONS OF TRACTS 16, 17, 18, 31 & 32, SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" (2-26-D.C.R.), TOGETHER WITH A RESURDIVISION OF A PORTION OF TRACT 2, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" (2-26-D.C.R.), TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

No.	Radius	Delta	Area	Vertical	Chord	Chord Bearing
1	5179.98	24° 34' 35"	440.10	250.53	411.13	N 12° 17' 31" E
2	5179.98	47° 00' 32"	440.10	206.48	439.39	N 18° 00' 30" E
3	5179.98	47° 00' 32"	440.10	170.43	450.40	N 19° 00' 28" E
4	5179.98	31° 54' 35"	334.29	197.22	334.27	S 14° 11' 35" W
5	5179.98	31° 54' 35"	334.29	197.22	334.27	S 14° 11' 35" W
6	5179.98	14° 08' 30"	140.20	708.73	462.74	S 55° 10' 12" W
7	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
8	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
9	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
10	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
11	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
12	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
13	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
14	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
15	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
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17	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
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82	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
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99	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E
100	5179.98	18° 11' 32"	440.10	250.53	411.13	N 12° 17' 31" E

Attachment (*Future Land Use Plan Map*)



The Town of Davie
Development Service Department
Planning & Zoning Division



Futue Land Use Map

Prepared By: D.M.A.
Date Prepared: 5/13/04



Prepared By: D.M.A.
Date Prepared: 5/13/04



The Town of Davie
Development Service Department
Planning & Zoning Division

